(Boston Redevelopment Authority)

BOSTON PUBLIC LIBRARY

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MEDIA COMMUNICATION/OFFICE/RESIDENTIAL COMPLEX
BOSTON, MASSACHUSETTS

The City of Boston is currently in the process of planning for the specialized redevelopment of a major downtown site adjacent to both the Theater District and historic Boston Common. This site, bounded by Tremont, Stuart, Washington and Boylston Streets, contain 130,000 square feet. Major development activity presently surrounds the site with construction of the Lafayette Place retail/hotel complex, expansion of the New England Medical Center Hospital, a major State Office Building and luxury hotel at Park Plaza and the refurbishing of Boston's commercial theaters including the Shubert Theater and the Metropolitan Center. Additionally, the historic Boylston Building, constructed in 1834 by Boston Market Associates and whose membership included Sam Adams, is scheduled to be completely renovated as retail/office space. This represents the first phase of investment and development on the site.

The anticipated development will include an office tower of approximately 800,000 square feet which is projected to meet Boston's demand for office space in 1985, a residential development of at least 200 units and the proposed communication/media center. This concept of an integrated, mixed-use development, located only minutes from Logan International Airport, is aimed at guiding a major commercial investment opportunity in the City and meeting the market demand for specialized office and residential space with a convenient, downtown address. Additionally, the City is encouraging the creation of the media/communications complex to support New England's rapidly expanding video and film industries. This complex should provide a focal point for these industries by servicing the national and international demand for programming in a state-of-the-art facility adjacent to international hotels, medical institutions, banks, insurance companies and restaurants.

AY CITY CENTER COMPLEX

The unique characteristics of Boston as a creative high technology, educational and cultural center makes this media/communication complex well suited for the area.

A center city location offering close proximity to needed services, advertising agencies and other users of film, video and high technology functions provides many advantages for this type of complex. It is envisioned to be a full-service facility, capable of production, marketing, and distribution. Uses located in the center will include:

a) Production facilities: at least one major studio and possible additional smaller studios which can be used for both film and video production.

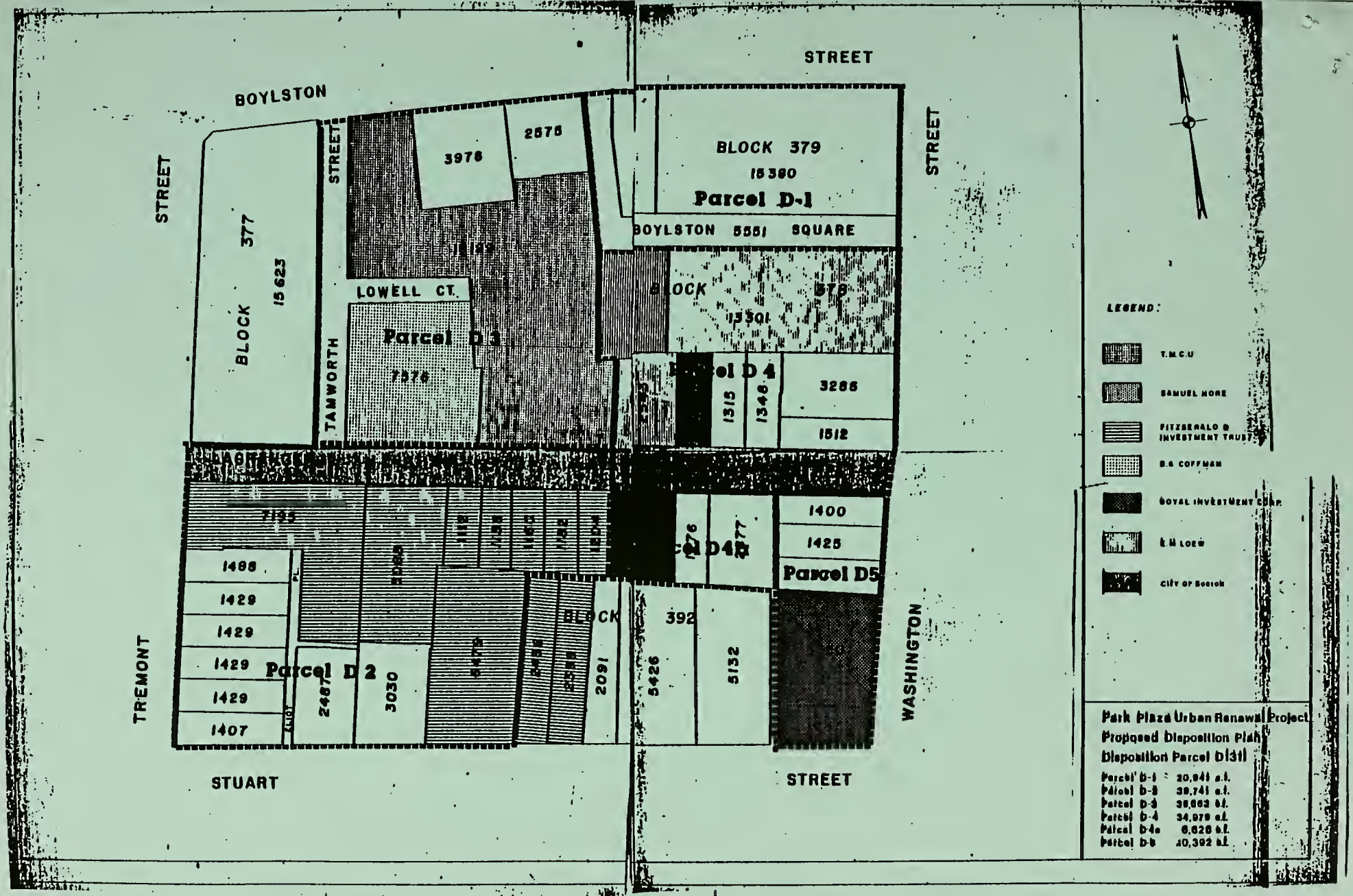
b) Post production facilities: facilities representing the most advanced film and video editing, audio, transfer and finishing equipment. Such facilities would be available to both tenants of the center as well as on a for-lease basis.

c) Facilities for film and video screening,distribution functions and equipment rental.

d) Communications technology market center: a facility for the display and demonstration of new communications hardware and software.

e) Communications center: a centralized location for the origination and use of video communications. (teleconferencing, etc.)

This center will be privately owned and operated and will probably include prime tenants as well as tenants who will lease smaller amounts of space on either a long term or-as needed basis. Major tenants considered have included television, commercial television broadcast interests, and major independent film or video production companies.


BOYLSTON
STREET
STREET
STREET
STREET
STREET
STUART
TREMONT
WASHINGTON
BLOCK 377
15623
BLOCK 379
15380
Parcel D-1
BOYLSTON 5551 SQUARE
LOWELL CT.
Parcel D 3
7576
TAMWORTH
BLOCK 378
15301
Parcel D 4
3978
2575
3286
1512
1400
1425
Parcel D5
Parcel D 2
3030
BLOCK 392
5426
5132
2091
1488
1429
1429
1429
1429
1407
7195
LEGEND:
T.M.C.U
SAMUEL MORE
FITZGERALD & INVESTMENT TRUST
B.A. COFFMAN
ROYAL INVESTMENT CORP.
E.M. LOEW
CITY OF BOSTON
Park Plaza Urban Renewal Project
Proposed Disposition Plan
Disposition Parcel D1-11
Parcel D-1 20,941 s.f.
Parcel D-2 39,741 s.f.
Parcel D-3 38,883 s.f.
Parcel D-4 34,979 s.f.
Parcel D-4a 6,626 s.f.
Parcel D-5 10,392 s.f.

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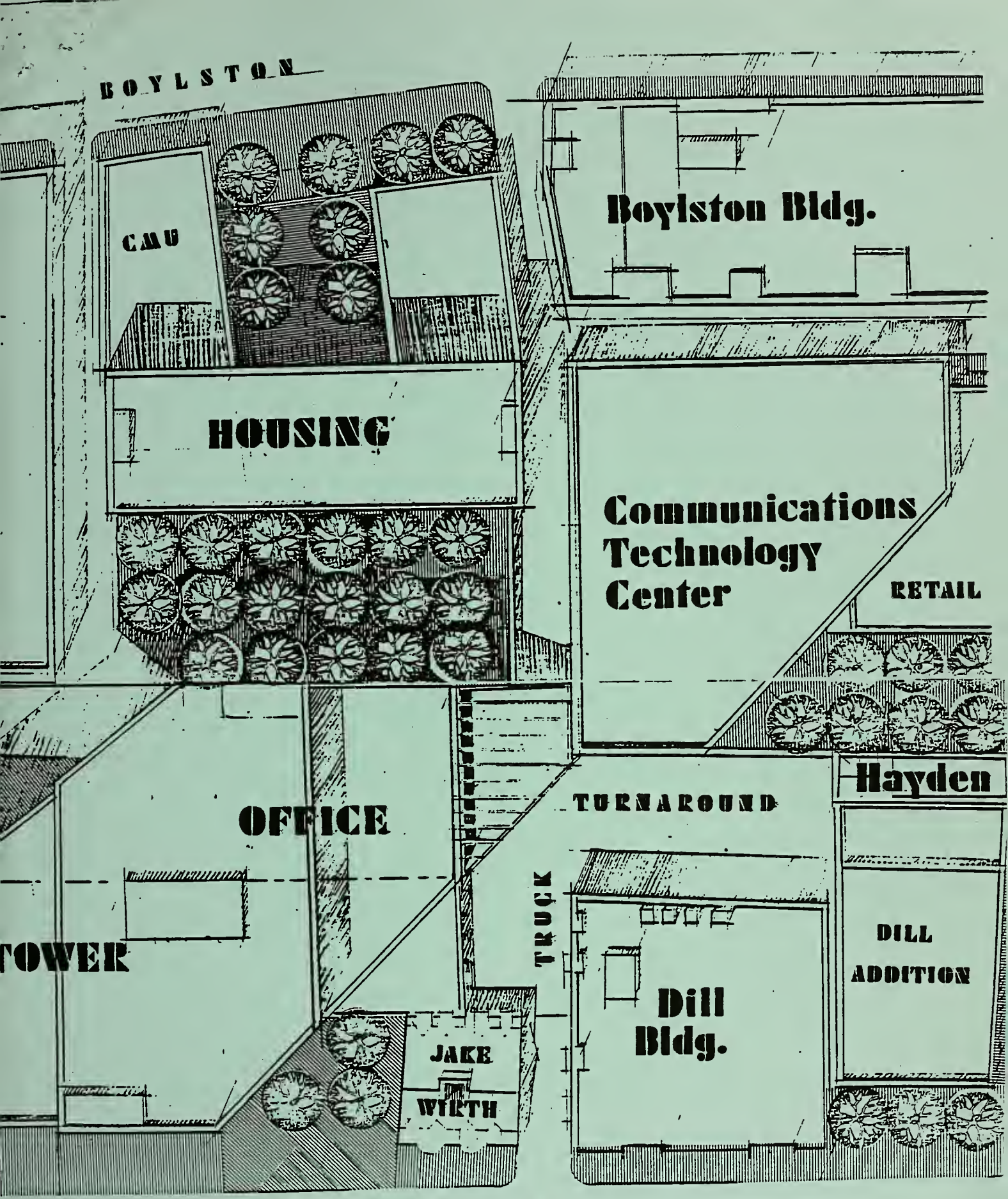
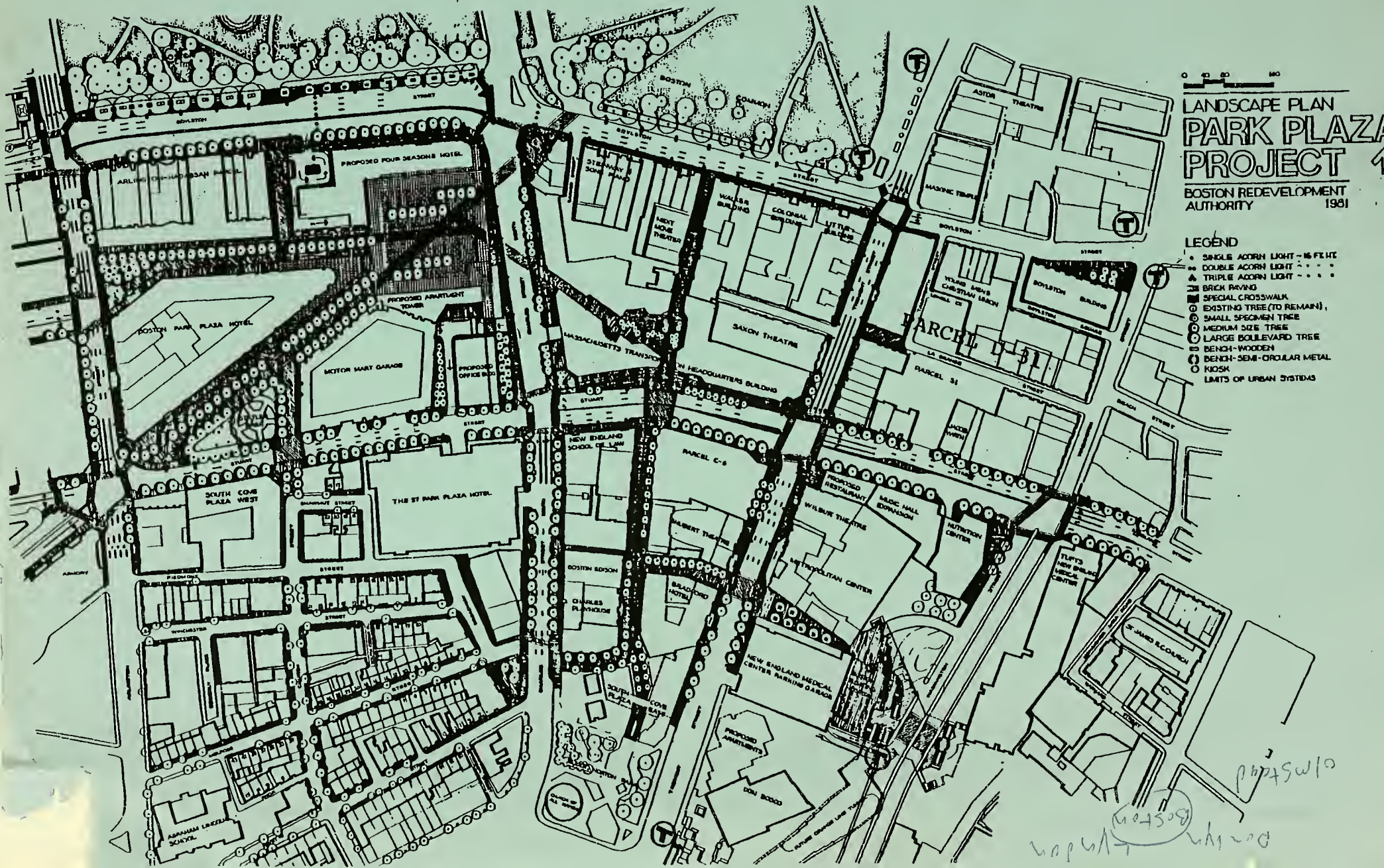

BOYLSTON
CMU
Boylston Bldg.
HOUSING
Communications
Technology
Center
RETAIL
Hayden
TURNAROUND
OFFICE
TOWER
TRUCK
DILL
ADDITION
Dill
Bldg.
JAKE
WIRTH
STUART
STREET

Scheme B

MAP: 1
TITLE:

GENERAL LOCATION

~~BAY CITY CENTER~~ (PARCEL 31)
AREA DEVELOPMENT STUDY


LANDSCAPE PLAN
PARK PLAZA
PROJECT
BOSTON REDEVELOPMENT AUTHORITY
1981
LEGEND
SINGLE ACORN LIGHT - 16 FT HT.
DOUBLE ACORN LIGHT
TRIPLE ACORN LIGHT
BRICK PAVING
SPECIAL CROSSWALK
EXISTING TREE (TO REMAIN)
SMALL SPECIMEN TREE
MEDIUM SIZE TREE
LARGE BOULEVARD TREE
BENCH - WOODEN
BENCH - SEMI-CIRCULAR METAL
KIOSK
LIMITS OF URBAN SYSTEMS
PROPOSED FOUR SEASONS HOTEL
PROPOSED APARTMENT TOWER
BOSTON PARK PLAZA HOTEL
MOTOR MART GARAGE
PROPOSED OFFICE BLDG.
THE ST PARK PLAZA HOTEL
SOUTH COVE PLAZA WEST
SAXON THEATRE
PARCEL 31
PARCEL C-6
WILBUR THEATRE
METROPOLITAN CENTER
NEW ENGLAND MEDICAL CENTER PARKING GARAGE
PROPOSED APARTMENTS
DON BOSCO
ST. JAMES R.C. CHURCH
ASTOR THEATRE
MASONIC TEMPLE
COLONIAL BUILDING
LITTLE BUILDING
BOYLSTON BUILDING
YMCA
LA GRANGE STREET
BEACH STREET
PROPOSED RESTAURANT
MUSIC HALL EXPANSION
NUTRITION CENTER
TUFTS NEW ENGLAND MEDICAL CENTER
BRADFORD HOTEL
CHARLES PLAYHOUSE
NEW ENGLAND SCHOOL OF LAW
ABRAHAM LINCOLN SCHOOL
ARMORY
BOSTON EDISON
SOUTH COVE PLAZA
ARTERIAL